

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
E/S John Avenue, 240 ft. N of Misty Meadow Avenue
15th Election District
5th Councilmanic District
James Ronald Porter, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-449-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 21.5 ft. (for an addition), in lieu of the minimum required 30 ft.; and to amend the latest Final Development Plan of Grimesdale, Lot No. 9, to allow the above to project outside of the building envelope, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

MICROFILMED

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of June, 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 21.5 ft. (for an addition), in lieu of the minimum required 30 ft.; and to amend the latest Final Development Plan of Grimesdale, Lot No. 9, to allow the above to project outside of the building envelope, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LBS/amm

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/22/92
By Mr. D. D. D.

-2-

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

(410) 887-4386

June 17, 1992

Mr. and Mrs. James Ronald Porter
507 John Avenue
Baltimore, Maryland 21221

RE: Petition for Residential Zoning Variance
Case No. 92-449-A

Dear Mr. and Mrs. Porter:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LBS:amm
enc1.

MICROFILMED

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-449-A

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations to allow a rear yard setback of 21.5 ft. (for an addition) in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan of Grimesdale, Lot No. 9 to allow the above to project outside the building envelope. (Petitioners' Exhibit No. 1)

To increase the available living space to meet our needs.

Property to be advertised and/or posted as provided by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

(Type or print name)

(Signature)

City

(Type or print name)

(Signature)

Address

Legal Owner(s):

James Ronald Porter

(Type or print name)

Beth B. Porter

(Type or print name)

507 John Avenue 687-7538 (H) 234-6631 (W)

Baltimore, Maryland 21221

Beth B. Porter

507 John Avenue 21221 687-7538 (H) 234-6631 (W)

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of June, 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two consecutive general circulation newspapers published in Baltimore County, and that the property be reposted.



ZONING COMMISSIONER OF BALTIMORE COUNTY

RECEIVED BY 6/22/92 DATE 6/22/92 ESTIMATED POSTING DATE 6/21 ESTIMATED CLAIMING DATE 6/15 MICROFILMED 481



Printed on Recycled Paper

ZONING DESCRIPTION FOR 507 JOHN AVENUE, BALTIMORE, MARYLAND 21221

As recorded in Deed Liber 6807, Folio 613.
N. 72 degrees, 03' 59" W. 90 ft.,
N. 17 degrees, 56' 01" E. 66 ft.,
S. 72 degrees, 03' 59" E. 90 ft.,
S. 17 degrees, 56' 01" W. 66 ft.
to the place of beginning.

Also:

Beginning at a point on the east side of John Ave., 240' ± N of centerline of Misty Meadows Ave. Being Lot #9 in the subdivision Grimesdale in the 15th Election District as recorded in plat Book 45 folio 90.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1524 Date of Posting: 5/29/92
Posted for: Variance
Petitioner: James & Beth Porter
Location of Property: 507 John Ave., 240' N of Misty Meadows Ave.
Location of Sign: Facing John Ave. across 12' from property of Baltimore
Remarks: None
Posted by: [Signature] Date of return: 6/5/92
Number of Signs: 7 MICROFILMED

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 5-15-92

Ronald Porter
507 John Ave.
Residential Variance (Administrative)
Filing fee
\$19

Account: R-001-4190
Number: 5-15-92

MICROFILMED

Please Make Checks Payable To Baltimore County
NA 009:52AM05-15-92

Cashier Validation

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE 92-449-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at
507 John Avenue
Baltimore, Maryland 21221

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (please include a printed affidavit)
We intend to remain in this residence and need to expand the available living space to meet our needs. This addition will provide the additional square footage necessary.

This Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

James Ronald Porter
James Ronald Porter
Beth B. Porter
(Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 17th day of May, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
JAMES R. PORTER BETH B. PORTER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath to the facts set forth in the petition and this certificate and the facts hereinbefore set forth are true and correct to the best of Affiant(s) knowledge and belief.

AS WITNESS my hand and Notarial Seal.
5-7-92
My Commission Expires: NOV 1, 1994

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

June 9, 1992

(410) 887-3353

Mr. & Mrs. James R. Porter
507 John Avenue
Baltimore, MD 21221

RE: Item No. 481, Case No. 92-449-A
Petitioner: James R. Porter, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Porter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate that all appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with "his office" without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

11 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

06/08/92
Date 6/8/92

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *James R. Porter*

Project Name
File Number
Waiver Number
Zoning Issue
Meeting Date

✓ Stephen G. And Lynn M. Swim 477 6-1-92 NC
DED DEPRM RP STP TE
✓ Albert F. And Ann B. Nocar 478 NC
DED DEPRM RP STP TE
Maryland Marine Manufacturing Co., Inc. 479 Comment
DED DEPRM RP STP TE
✓ Robert C. And Sylvia W. Eppig 480 NC
DED DEPRM RP STP TE
✓ James Ronald And Beth B. Porter 481 NC
DED DEPRM RP STP TE
✓ Nelson H. And Lee M. Hendler 485 NC
DED DEPRM RP STP TE
Leon G. McKeny 486 Comment
DED DEPRM RP STP TE
Williams Management Services, Inc. 487 Comment
DED DEPRM RP STP TE
✓ John M. And Karen R. Jacob 488 NC
DED DEPRM RP STP TE
Matthew F. Reckenberger, Jr. 490 Comment
DED DEPRM RP STP TE
✓ Herbert H. And And Betty Rosen 491 NC
DED DEPRM RP STP TE
Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc. 492 Comment
DED DEPRM RP STP TE

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Your petition has been received and accepted for filing this
15th day of May, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: James R. Porter, et ux
Petitioner's Attorney:

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

11 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

06/08/92
Date 6/8/92

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *James R. Porter*

Project Name
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DED DEPRM RP STP TE
Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc. 492 Comment
DED DEPRM RP STP TE

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BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist - Item 474
Stephen G. Swim - Item 477
Albert F. Nocar Jr. - Item 478
Maryland Marine Mfg. Co. - Item 479
Robert C. Eppig - Item 480
James R. Porter - Item 482
Dorothy S. Hunter - Item 484
St. Lukes Health Ministries - Item 487
Williams Estates - Item 488
John M. Jacob - Item 489
Gene Ensor - Item 490
Lawrence F. Solomon - Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

06/08/92
Date 6/8/92

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature *James R. Porter*

Project Name
File Number
Waiver Number
Zoning Issue
Meeting Date

✓ Stephen G. And Lynn M. Swim 477 N/C 6-1-92
DED DEPRM RP STP TE
✓ Albert F. And Ann B. Nocar 478 N/C More Time
DED DEPRM RP STP TE
Maryland Marine Manufacturing Co., Inc. 479 N/C More Time
DED DEPRM RP STP TE
✓ Robert C. And Sylvia W. Eppig 480 N/C
DED DEPRM RP STP TE
✓ James Ronald And Beth B. Porter 481 N/C
DED DEPRM RP STP TE
✓ Nelson H. And Lee M. Hendler 485 N/C
DED DEPRM RP STP TE
✓ Leon G. McKeny 486 N/C
DED DEPRM RP STP TE
✓ Williams Management Services, Inc. 487 N/C
DED DEPRM RP STP TE
✓ John M. And Karen R. Jacob 488 N/C
DED DEPRM RP STP TE
✓ Matthew F. Reckenberger, Jr. 490 N/C
DED DEPRM RP STP TE
✓ Herbert H. And And Betty Rosen 491 N/C
DED DEPRM RP STP TE
✓ Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc. 492 N/C
DED DEPRM RP STP TE

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Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature *James R. Porter*

06/08/92
Date 6-8-92

Project Name
File Number
Waiver Number
Zoning Issue
Meeting Date

COUNT 7
Huntington Development Corporation (Hunting Tweed Drive) 442 3-4-92
DEPRM
COUNT 1
✓ Stephen G. And Lynn M. Swim 477 6-1-92 NO COMMENTS
DED DEPRM RP STP TE
✓ Albert F. And Ann B. Nocar 478 In process
DED DEPRM RP STP TE
Maryland Marine Manufacturing Co., Inc. 479 In process
DED DEPRM RP STP TE
Robert C. And Sylvia W. Eppig 480 In process
DED DEPRM RP STP TE
✓ James Ronald And Beth B. Porter 481 NO COMMENTS
DED DEPRM RP STP TE
✓ Nelson H. And Lee M. Hendler 485 NO COMMENTS
DED DEPRM RP STP TE
Leon G. McKeny 486 In process
DED DEPRM RP STP TE
Williams Management Services, Inc. 487 Written Comments
DED DEPRM RP STP TE
✓ John M. And Karen R. Jacob 488 NO COMMENTS
DED DEPRM RP STP TE
✓ Matthew F. Reckenberger, Jr. 490 NO COMMENTS
DED DEPRM RP STP TE

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Baltimore County Government
Fire Department

700 East Joppa Road Suite 301
Towson, MD 21204-5500

(301) 887-4500

MAY 27, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JAMES RONALD PORTER AND BETH B. PORTER
Location: #507 JOHN AVENUE
Item No.: #481 (JJS) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. J. J.* Noted and Approved
Planning Division Fire Prevention Bureau
Special Inspection Division

JP/KER

RECEIVED
MAY 29 1992
ZONING OFFICE

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Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *James R. Porter*

06/08/92
Date 6/8/92

Project Name
File Number
Waiver Number
Zoning Issue
Meeting Date

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✓ Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc. 492
DED DEPRM RP STP TE

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 28, 1992

James and Beth Porter
507 John Avenue
Baltimore, Maryland 21221

Re: CASE NUMBER: 92-440-1
LOCATION: 507 John Avenue
15th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reference regarding the administrative process.

1) Your property will be posted on or before May 31, 1992. The closing date is June 15, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be posted and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

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Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 507 JOHN AVENUE

Subdivision name: GRANDVIEW
plat books: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 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629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 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1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343,

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
E/S John Avenue, 240 ft. N of Misty Meadow Avenue
507 John Avenue
15th Election District
5th Councilmanic District
James Ronald Porter, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-449-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 21.5 ft. (for an addition), in lieu of the minimum required 30 ft.; and to amend the latest Final Development Plan of Grimesdale, Lot No. 9, to allow the above to project outside of the building envelope, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

MICROFILMED

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of June, 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 21.5 ft. (for an addition), in lieu of the minimum required 30 ft.; and to amend the latest Final Development Plan of Grimesdale, Lot No. 9, to allow the above to project outside of the building envelope, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LBS/amm

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/22/92
By Mr. D. D. D.

-2-

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

(410) 887-4386

June 17, 1992

Mr. and Mrs. James Ronald Porter
507 John Avenue
Baltimore, Maryland 21221

RE: Petition for Residential Zoning Variance
Case No. 92-449-A

Dear Mr. and Mrs. Porter:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LBS:amm
enc1.

MICROFILMED

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-449-A

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations to allow a rear yard setback of 21.5 ft. (for an addition) in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan of Grimesdale, Lot No. 9 to allow the above to project outside the building envelope. The purpose of this petition is to increase the available living space to meet our needs.

Property to be advertised and/or posted as provided by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

(Type or print name)

Address

(Type or print name)

(Signature)

Address

(Type or print name)

Address

Legal Owner(s):

James Ronald Porter

(Type or print name)
James Ronald Porter

(Signature)

Beth B. Porter

(Type or print name)
Beth B. Porter

(Signature)

507 John Avenue 687-7538 (H) 234-6631 (W)

Baltimore, Maryland 21221

Home, address and phone number of owner, contract purchaser or representative to be contacted

Beth B. Porter

507 John Avenue 21221 687-7538 (H) 234-6631 (W)

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of June, 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.



ZONING COMMISSIONER OF BALTIMORE COUNTY

RECEIVED BY

DATE 6/22/92

RECEIVED BY

DATE 6/21

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

11 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

06/08/92

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: *6/8/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Stephen G. And Lynn M. Swim	477	6-1-92	NC
DED DEPRM RP STP TE			
✓ Albert F. And Ann B. Nocar	478		NC
DED DEPRM RP STP TE			
Maryland Marine Manufacturing Co., Inc.	479		Comment
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480		NC
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter			NC
DED DEPRM RP STP TE			
✓ Nelson H. And Lee M. Hendler	485		NC
DED DEPRM RP STP TE			Comment
✓ Leon G. McKeny	486		Comment
DED DEPRM RP STP TE			
Williams Management Services, Inc.	487		Comment
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob	488		NC
DED DEPRM RP STP TE			Comment
✓ Matthew F. Reckenberger, Jr.	490		NC
DED DEPRM RP STP TE			
✓ Herbert M. And And Betty Rosen	491		NC
DED DEPRM RP STP TE			Comment
Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.	492		Comment
DED DEPRM RP STP TE			

MicroFILMED

Your petition has been received and accepted for filing this
15th day of May, 1992.

[Signature]
ARNOLD JABLON
DIRECTOR

Received By:
[Signature]
Chairman,
Zoning Plans Advisory Committee

Petitioner: James R. Porter, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist	- Item 474
Stephen G. Swim	- Item 477
Albert F. Nocar Jr.	- Item 478
Maryland Marine Mfg. Co.	- Item 479
Robert C. Eppig	- Item 480
James R. Porter	- Item 482
Dorothy S. Hunter	- Item 484
St. Lukes Health Ministries	- Item 487
Williams Estates	- Item 488
John M. Jacob	- Item 489
Gene Ensor	- Item 491
Lawrence F. Solomon	- Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

06/08/92

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: *6/8/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Stephen G. And Lynn M. Swim	477	NIC	6-1-92
DED DEPRM RP STP TE			
✓ Albert F. And Ann B. Nocar	478	More Time	
DED DEPRM RP STP TE			
Maryland Marine Manufacturing Co., Inc.	479	More Time	
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480	NIC	
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter		NIC	
DED DEPRM RP STP TE			
✓ Nelson H. And Lee M. Hendler	485	NIC	
DED DEPRM RP STP TE			
✓ Leon G. McKeny	486	NIC	
DED DEPRM RP STP TE			
✓ Williams Management Services, Inc.	487	NIC	
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob	488	NIC	
DED DEPRM RP STP TE			
✓ Matthew F. Reckenberger, Jr.	490	NIC	
DED DEPRM RP STP TE			
✓ Herbert H. And And Betty Rosen	491	NIC	
DED DEPRM RP STP TE			
✓ Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.	492	NIC	
DED DEPRM RP STP TE			

MicroFILMED

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: *6-8-92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Huntington Development Corporation (Hunting Tweed Drive)	442	3-4-92	Written comments
DED DEPRM RP STP TE			
✓ Stephen G. And Lynn M. Swim	477	6-1-92	NO COMMENTS
DED DEPRM RP STP TE			
✓ Albert F. And Ann B. Nocar	478	In process	
DED DEPRM RP STP TE			
✓ Maryland Marine Manufacturing Co., Inc.	479	In process	
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480	In process	
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter		NO COMMENTS	
DED DEPRM RP STP TE			
✓ Nelson H. And Lee M. Hendler	485	NO COMMENTS	
DED DEPRM RP STP TE			
✓ Leon G. McKeny	486	In process	
DED DEPRM RP STP TE			
✓ Williams Management Services, Inc.	487	Written Comments	
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob	488	NO COMMENTS	
DED DEPRM RP STP TE			
✓ Matthew F. Reckenberger, Jr.	490	NO COMMENTS	
DED DEPRM RP STP TE			

MicroFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

06/08/92

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: *6/8/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Stephen G. And Lynn M. Swim	477	6-1-92	NO COMMENTS
DED DEPRM RP STP TE			
✓ Albert F. And Ann B. Nocar	478	In process	
DED DEPRM RP STP TE			
✓ Maryland Marine Manufacturing Co., Inc.	479	In process	
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480	In process	
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter		NO COMMENTS	
DED DEPRM RP STP TE			
✓ Nelson H. And Lee M. Hendler	485	NO COMMENTS	
DED DEPRM RP STP TE			
✓ Leon G. McKeny	486	In process	
DED DEPRM RP STP TE			
✓ Williams Management Services, Inc.	487	Written Comments	
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob	488	NO COMMENTS	
DED DEPRM RP STP TE			
✓ Matthew F. Reckenberger, Jr.	490	NO COMMENTS	
DED DEPRM RP STP TE			

MicroFILMED

Baltimore County Government
Fire Department

700 East Joppa Road Suite 301
Towson, MD 21204-5500

(301) 887-4500

MAY 27, 1992

RE: Property Owner: JAMES RONALD PORTER AND BETH B. PORTER
Location: #507 JOHN AVENUE
Item No.: #481 (JJ8) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved
Planning Division Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 28, 1992

James and Beth Porter
507 John Avenue
Baltimore, Maryland 21221

Re: CASE NUMBER: 92-449-1
LOCATION: 575 John Avenue, 240' E of c/o Mary Meadow Avenue
507 John Avenue
15th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reference regarding the administrative process.

1) Your property will be posted on or before May 31, 1992. The closing date is June 15, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be posted and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

[Signature]
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 507 JOHN AVENUE

Subdivision name: GARDENDALE
plat books 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

OWNER: James Ronald & Betty B. PETER

SEE ATTACHED

SEE ATTACHED

92-449-A



North

date: 4-4-72

prepared by: J.E.B. PETER

Scale of Drawing: 1" = 20'

Locality Map
scale: 1" = 1000'

LOCATION INFORMATION

Casselman District: 5

Election District: 15

1" = 200' scale map: NE 3-N

Zoning: RESIDENTIAL DRS-5

Lot area: 136.8 square feet

5182 square feet

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☒

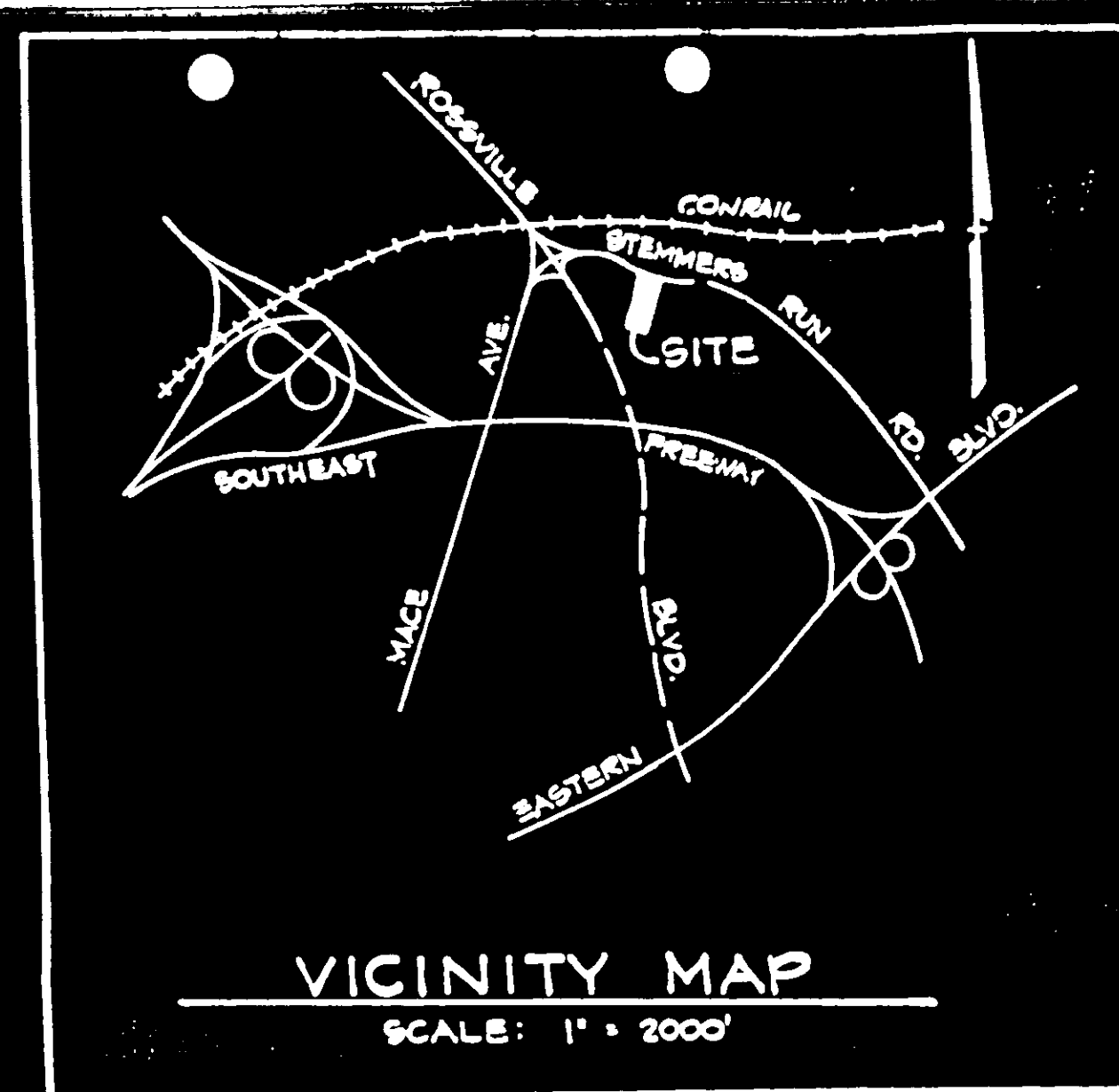
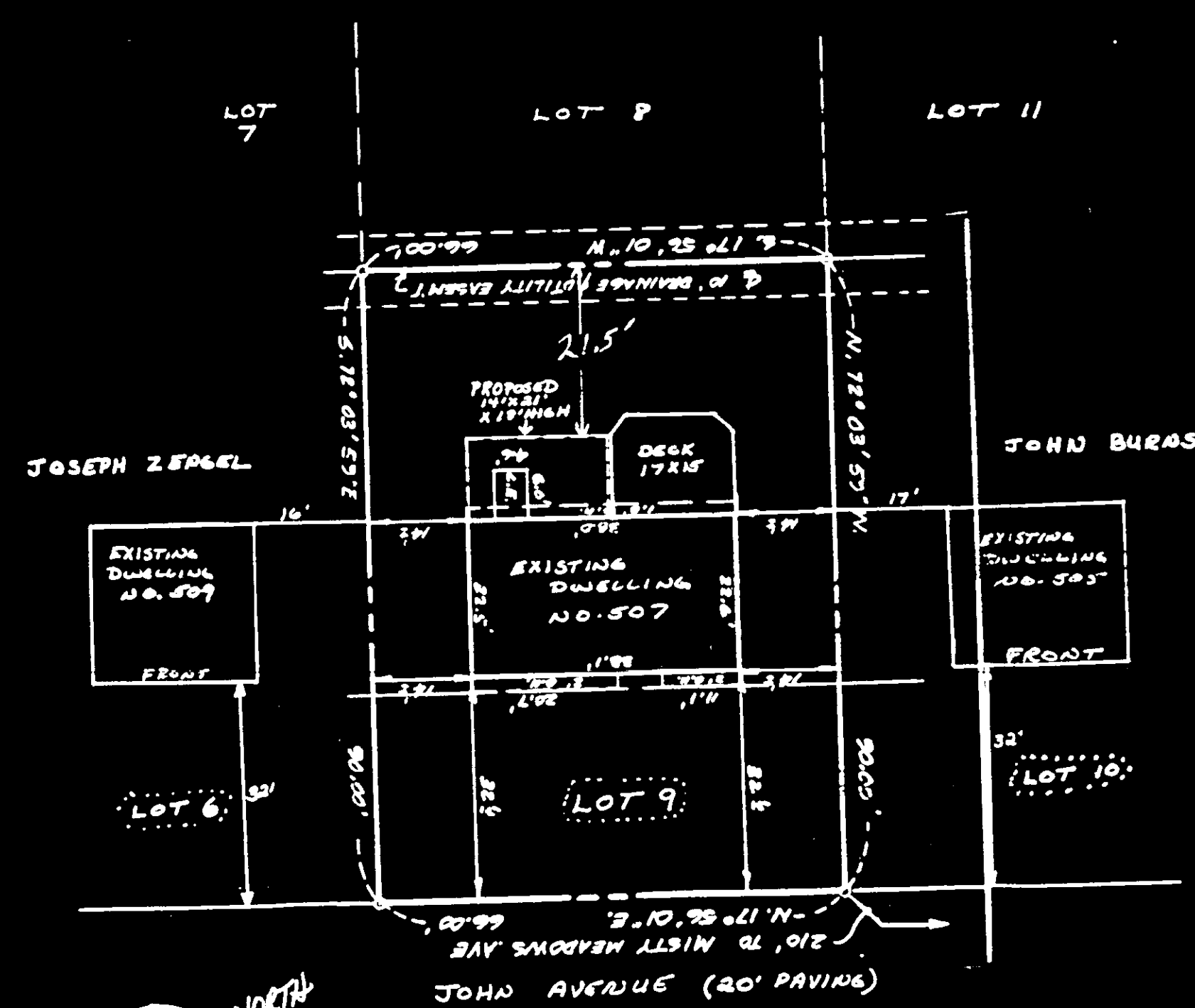
Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

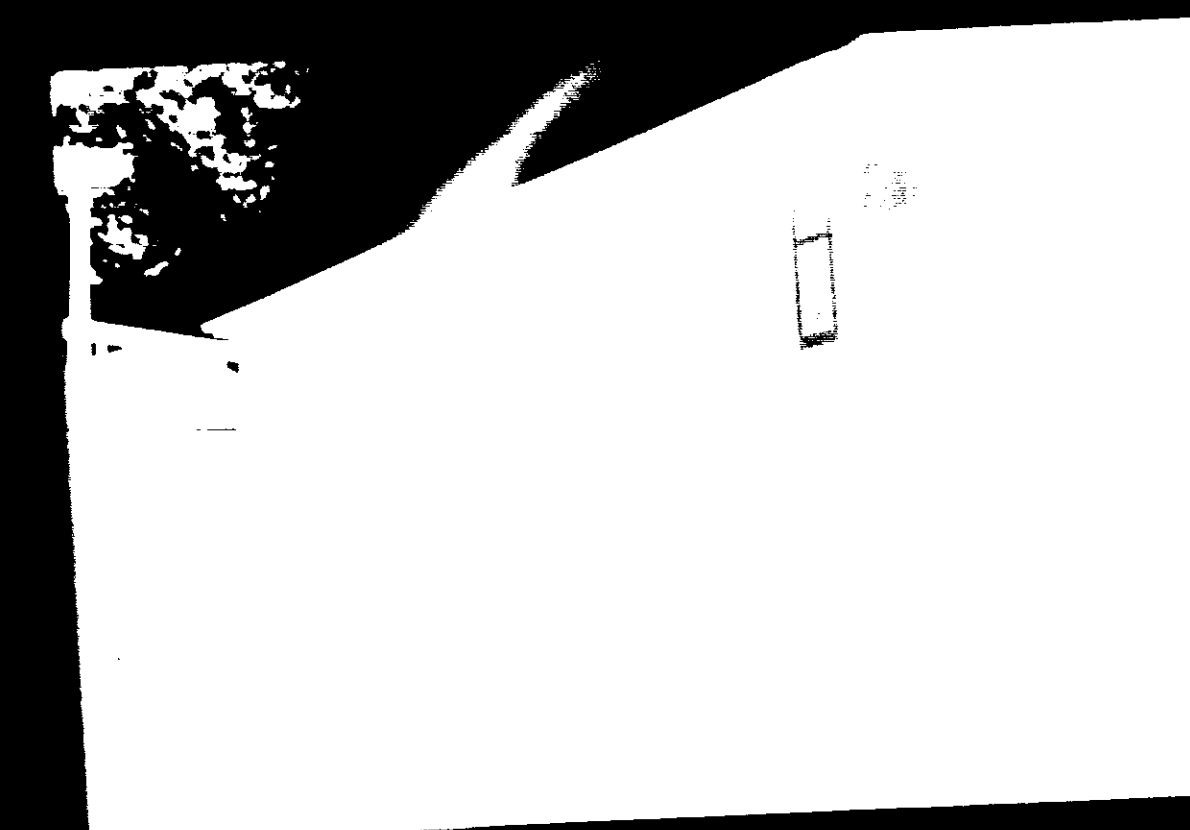
reviewed by: ITEM #1: 48821

481

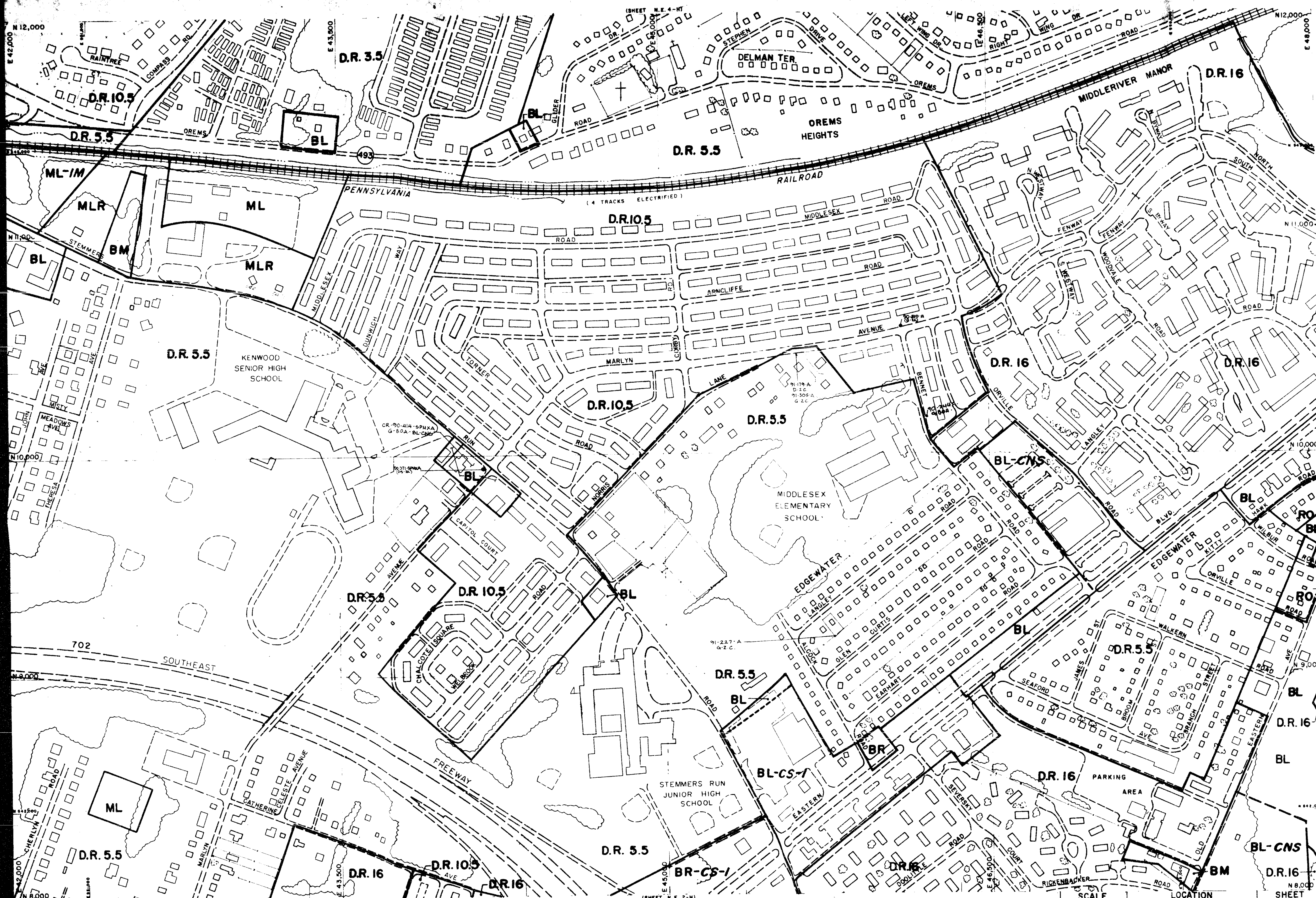
92-449-A



92-449-A



MICROFILMED



1 - SW 1 - SE
1 - NW 1 - NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
BMC Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

STEMMERS RUN
AERO. ACRES

N.E.
3-H

REPRODUCED

92-449-A